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APEX
PROPERTY AGENCY

FOR SALE
13 GALBRAITH GARDENS
WARINGSTOWN
BT66 7QN



OFFERS AROUND £199,950

Four bedroom detached bungalow

Viewing strictly by appointment only



Nestled in a quiet cul de sac, number 13 is a bright and spacious four bedroom detached bungalow situated in the popular residential area of Galbraith Gardens, Waringstown. The property is ideally located close to primary and secondary schools, shops, leisure facilities, all local amenities and within walking distance to Waringstown village. Internally this stunning property comprises entrance hall, living room with open fire in feature fireplace, dining room, kitchen, hallway, four well proportioned bedrooms and family shower room. Externally the property boasts generous front and side garden laid in lawn with border shrubs and plants. Spacious tarmac driveway providing ample off street parking for multiple vehicles and single garage. Fully enclosed rear garden laid in lawn with paved patio area surrounded by timber fencing and access gates to front of property. This beautiful home will appeal to a wide range of purchasers and therefore early viewing via the selling agent is highly recommended in order to fully appreciate what this attractive property has to offer.

ACCOMMODATION

ENTRANCE HALL:

Part glazed white entrance door with glazed size panel, laminate wood flooring and single panel radiator. Leading through to living room.



LIVING ROOM:

15' 8" x 11' 9" (4.78m x 3.58m)

Front aspect living room with open fire in feature fireplace, solid wood flooring, double panel radiator and venetian blinds. Double doors leading through to dining room.





DINING ROOM:

13' 3" x 9' 9" (4.04m x 2.97m)

Front aspect dining room with solid wood flooring, single panel radiator and venetian blinds. Double doors leading through to living room and through to kitchen.



KITCHEN:

13' 2" x 9' 1" (4.01m x 2.77m)

A good range of high and low level cupboards and drawers, 1.5 stainless steel sink bowls and drainer, integrated fridge/freezer and dishwasher and space for cooker. Part tiled walls, tiled flooring, double panel radiator and recessed downlighting. Glazed PVC door leading to rear of property. Access to hallway.





HALLWAY:

Hallway with enclosed walk in shelved hot press. Double panel radiator, solid wood flooring and recessed downlighting.



BEDROOM (1):

14' 4" x 10' 8" (4.37m x 3.25m)

Side aspect double bedroom with a range of fitted furniture. Recessed downlighting, carpet flooring, single panel radiator and venetian blinds.





BEDROOM (2):

14' 0" x 8' 6" (4.27m x 2.59m)

Side aspect double bedroom, solid wooden flooring and double panel radiator.



BEDROOM (3):

10' 8" x 7' 9" (3.25m x 2.36m)

Side aspect bedroom with built in wardrobe and drawers, laminate wood flooring, single panel radiator and recessed downlighting.



BEDROOM (4):

11' 2" x 9' 2" (3.4m x 2.79m)

Rear aspect double bedroom with built in wardrobes, single panel radiator, venetian blind, recessed downlighting and laminate wooden flooring.

**SHOWER ROOM:**

7' 2" x 5' 5" (2.18m x 1.65m)

Three piece white suite comprising corner shower cubicle with electric shower and sliding glazed door. Pedestal wash hand basin and WC. Chrome towel radiator, ceramic tiled walls and flooring, extractor fan and recessed downlighting.

**GARAGE:**

22' 9" x 9' 4" (6.93m x 2.84m)

Single garage with light and power and black roller shutter door, housing oil fired central heating boiler. A range of high and low level cupboards, 1.5 stainless steel bowls and drainer, plumbed for washing machine and space for tumble dryer. Side door access to rear garden.

OUTSIDE:

Generous front and side garden laid in lawn with border shrubs and plants. Spacious tarmac driveway providing ample parking for multiple vehicles and single garage. Fully enclosed private south facing rear garden laid in lawn and paved patio area surrounded by timber fencing. Timber access gates at both sides of property. Water tap and outdoor light.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		63 D
39-54	E	46 E	
21-38	F		
1-20	G		

EPC Certificate Number: 0876-2906-0079-9321-7515

SPECIAL FEATURES:

- Much sought after and convenient location
- Popular residential development
- Quiet cul de sac location
- Within walking distance to Waringstown village
- Close to schools, shops and all local amenities
- Spacious four bedroom detached home
- Two spacious reception rooms, one with open fire
- Kitchen with integrated appliances
- Three piece family shower room
- Private rear south facing garden
- Single garage with roller door
- Double glazed windows in white uPVC frames
- Oil fire central heating
- Floor area: 1302 Sq. Ft. (Land and Property Services)
- Rates: £1,159.92 per year
- Leasehold £40 per year

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